

IN RE: PETITION FOR ZONING VARIANCE
NE/S Wilson Point Road, 850'
SE of Wilson Point Road and
Stansbury Avenue
(1515 Wilson Point Road)
15th Election District
5th Councilmanic District
* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-118-A
Russell S. Harrington, Jr., et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit side yard setbacks of 5 feet in lieu of the required 10 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protests.

Testimony indicated that the subject property, known as 1515 Wilson Point Road, is zoned D.R. 5.5 and is currently vacant. The subject property was purchased by Petitioners in October 1985. At that time, the property was improved with a dwelling, which the Petitioners have since removed. The Petitioners propose constructing a new dwelling in accordance with that depicted in Petitioner's Exhibit 1. Petitioners testified that they chose this particular design after looking at hundreds of plans in an effort to find a plan that would meet both the family's needs and lot width requirements. Mr. Harrington indicated he discussed his plans with adjoining neighbors who indicated they have no objection. Testimony further indicated that practical difficulty and unreasonable hardship would result if Petitioners were denied the requested variances.

In accordance with the requirements of the Department of Environmental Protection and Resource Management (DEPRM) as set forth in their

comments dated July 22, 1988, Petitioner's plans were modified, and supplemental comments dated November 15, 1988.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property. The relief requested is in harmony with the general spirit and intent of

the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of November, 1988 that the Petition for Zoning Variance to permit side yard setbacks of 5 feet in lieu of the required 10 feet for a proposed dwelling in accordance with Petitioner's

Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition; and,

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated July 22, 1988 and supplemental comments dated November 15, 1988, attached hereto and made a part hereof.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING
Date 11/22/88
By [Signature]

ORDER RECEIVED FOR FILING
Date 11/22/88
By [Signature]

ORDER RECEIVED FOR FILING
Date 11/22/88
By [Signature]

ORDER RECEIVED FOR FILING
Date 11/22/88
By [Signature]

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 To permit side setbacks of 5' in lieu of the required 10'

MAP
NE 2V
4B
E.D. 15B
DATE 12-1-88
203
1000
DP

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
We are unable to find a design for a dwelling that is less than 36' in width that satisfies our needs. The dwellings to either side of our property have ample set backs to allow more than adequate passage.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	(Type or Print Name) Russell S. Harrington, Jr.
Signature	Signature [Signature]
Address	Sheila R. Harrington
City and State	(Type or Print Name)
Attorney for Petitioner:	Signature [Signature]
(Type or Print Name)	1805 Wilson Point Road
Address	687-8596
City and State	Baltimore, Maryland 21220
Signature	City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted	Name
City and State	Address
Attorney's Telephone No.:	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of August 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 7th day of October, 1988, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION

BEGINNING for the same at a pipe on the northeasterly side of Wilson Point Road (formerly Bull Neck Road) at a distance of 850 feet southeasterly from the intersection of the northeast side of Wilson Point Road and the southeast side of Stansbury Avenue and running thence binding on the said northeast side of Wilson Point Road in a southeasterly direction 50 feet to a pipe thence northeasterly parallel to said Stansbury Avenue and at right angles to said Wilson Point Road 302 feet more or less to the water line of Stansbury Creek, thence northeasterly along the water line of Stansbury Creek 50 feet more or less to intersect a line drawn from the point of beginning northeasterly parallel to said Stansbury Avenue 307 feet more or less, thence from said intersection reversing said line southeasterly 307 feet more or less to the place of beginning.

Being Lot No. 83-A, as shown on a plat of a portion of Bull Neck, as subdivided recorded among the Land Records of Baltimore County in Plat Book OVB Jr. No. 10, folio 26.

Saving and excepting from the above described lot of ground all that portion that was acquired by the State of Maryland for the widening of Wilson Point Road under a Deed from Anthony Shantz, dated March 21, 1959 and recorded among the Land Records of Baltimore County in Liber WJR No. 3502, folio 242.

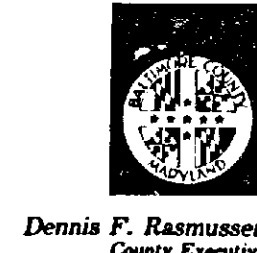
Also known as 1515 Wilson Point Road in the 15th Election District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1524 Date of Posting 9/18/88
Posted for: Variance
Petitioner: Russell S. Harrington, Jr., et ux
Location of property: NE/S Wilson Pt. Rd. 850' SE of Wilson Pt. Rd.
1375 Wilson Pt. Rd.
Location of Sign: Wilson Pt. Rd. across 10' E. of road
Remarks: [Signature]
Posted by: [Signature] Date of return: 9/22/88
Number of Signs: 1

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3383
J. Robert Haines
Zoning Commissioner

September 12, 1988



NOTICE OF REASSIGNMENT

Case Number: 89-118-A
N/E Side Wilson Point Road, 850' SE Wilson Point &
Stansbury Avenue
(1515 Wilson Point Road)
15th Election District - 5th Councilmanic
Petitioner(s): Russell S. Harrington, Jr., et ux

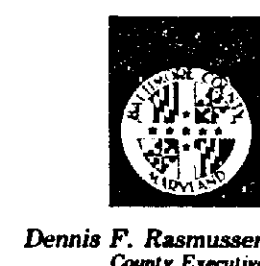
which was scheduled to be heard on Friday, October 7, 1988 has been changed to a later date, as follows:

REASSIGNED FOR: TUESDAY, OCTOBER 18, 1988 at 2:30 p.m.

cc: Mr. & Mrs. Russell Harrington, Jr.,
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3383
J. Robert Haines
Zoning Commissioner

November 17, 1988



Mr. & Mrs. Russell S. Harrington, Jr.
1805 Wilson Point Road
Baltimore, Maryland 21220

RE: PETITION FOR ZONING VARIANCE
NE/S Wilson Point Road, 850' SE of Wilson Point Road and
Stansbury Avenue
(1515 Wilson Point Road)
15th Election District - 5th Councilmanic District
Russell S. Harrington, Jr., et ux - Petitioners
Case No. 89-118-A

Dear Mr. & Mrs. Harrington:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

Chesapeake Bay Critical Areas Commission
Towson State Office Building - D-4
Annapolis, Maryland 21404

Dave Flowers
Department of Environmental Protection & Resource Mgmt.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3553
J. Robert Haines
Zoning Commissioner

August 24, 1988

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-118-A
N/E side Wilson Point Road, 850' SE Wilson Point & Stansbury Avenue
(1515 Wilson Point Road)
15th Election District - 5th Councilmanic
Petitioner(s): Russell S. Harrington, Jr., et ux
HEARING SCHEDULED: FRIDAY, OCTOBER 7, 1988 at 2:00 p.m.

Variance to permit side setbacks of 5' in lieu of the required 10 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
cc: Russell Harrington, Jr., et ux
Chesapeake Bay Critical Area Commission
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3553
J. Robert Haines
Zoning Commissioner

Date: _____

Mr. & Mrs. Russell S. Harrington, Jr.
1805 Wilson Point Road
Baltimore, Maryland 21220

Re: Petition for Zoning Variance
CASE NUMBER: 89-118-A
N/E side Wilson Point Road, 850' SE Wilson Point & Stansbury Avenue
(1515 Wilson Point Road)
15th Election District - 5th Councilmanic
Petitioner(s): Russell S. Harrington, Jr., et ux
HEARING SCHEDULED: FRIDAY, OCTOBER 7, 1988 at 2:00 p.m. *Tues., 10/19/88 - 2:30 p.m.*

Dear Mr. & Mrs. Harrington:

Please be advised that \$120.00 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 106, 111 W. Chesapeake Avenue, Towson, Maryland 21204, on the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 058943
DATE: 11/17/88 ACCOUNT: R-01-615-000
AMOUNT: \$ 120.00
RECEIVED FROM: Russell S. Harrington
FOR: Posting & Advt.
B 195*****12680** 89-118-A
VALIDATION OR SIGNATURE OF CASHIER

post set(s), there each set not

or of

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3553
J. Robert Haines
Zoning Commissioner

August 24, 1988

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-118-A
N/E side Wilson Point Road, 850' SE Wilson Point & Stansbury Avenue
(1515 Wilson Point Road)
15th Election District - 5th Councilmanic
Petitioner(s): Russell S. Harrington, Jr., et ux
HEARING SCHEDULED: FRIDAY, OCTOBER 7, 1988 at 2:00 p.m.

Variance to permit side setbacks of 5' in lieu of the required 10 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
cc: Russell Harrington, Jr., et ux
Chesapeake Bay Critical Area Commission
File

89-118-A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
3rd day of August, 1988.

J. Robert Haines
ZONING COMMISSIONER

et ux
Petitioner Russell S. Harrington, Jr., Received by: James E. Dyer
Chairman, Zoning Plans
Attorney Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500
Paul H. Reincke
Chief

August 1, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Russell S. Harrington, et ux

Location: NE/S of Wilson Point Road and Stansbury Avenue

Item No.: 15

Zoning Agenda: Meeting of 8/2/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 28, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
000

Mr. & Mrs. Russell S. Harrington, Jr.
1805 Wilson Point Road
Baltimore, Maryland 21220

RE: Item No. 15 - Case No. 89-118-A
Petitioner: Russell S. Harrington, Jr. et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Harrington:

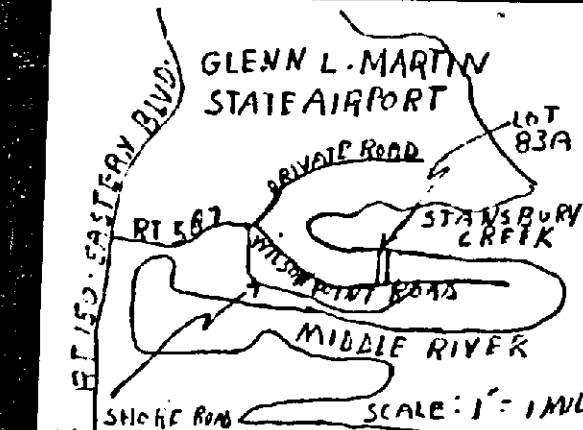
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt



VARIANCE PLOT FOR REPLACEMENT STRUCTURE

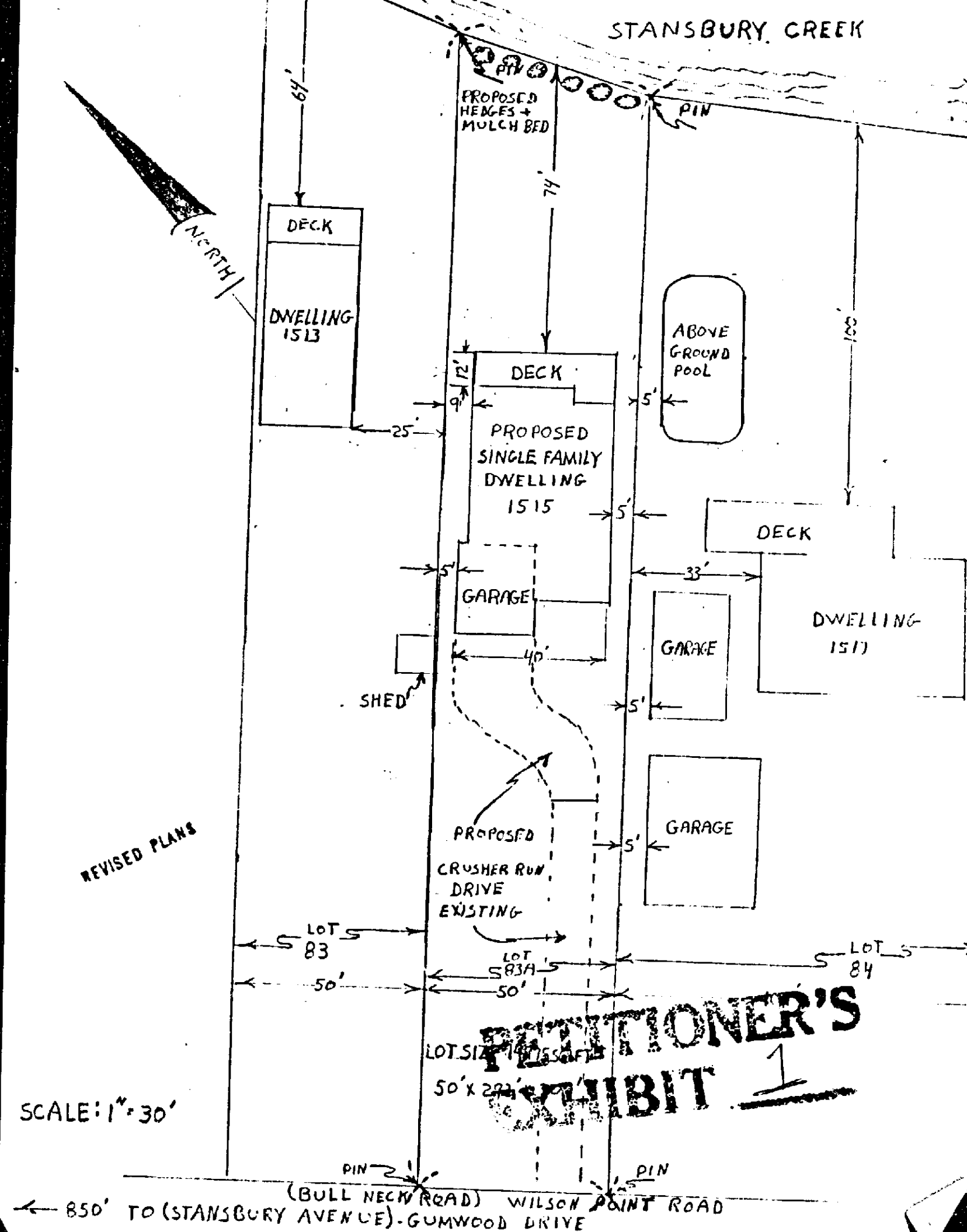
PLOT OF BULL NECK PLAT BOOK CWB JR.
NO. 10, FOLIO 26

BALTIMORE COUNTY

15th ELECTION DISTRICT

ALL PARCELS ZONED DR-5.5

PUBLIC SEWER + WATER ON PROPERTY



REVISED PLAN

SCALE: 1" = 30'

850' TO (STANSBURY AVENUE) GUMWOOD DRIVE

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 408
Towson, Maryland 21204
494-3554

August 24, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item number 480, 5, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 25, 26, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39 and 40.

Very truly yours,

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SDW/RF/lab

RECEIVED
AUG 29 1988
PLANNING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner
DATE: July 22, 1988
FROM: Mr. Robert W. Sheesley
SUBJECT: Zoning Variance - Item #15
Harrington Property, 1515 Wilson Point Road
1515

Currently the Department of Environmental Protection and Resource Management, Chesapeake Bay Critical Area Program, is reviewing a request for a zoning variance for Russell and Sheila Harrington. The applicant has requested a variance allowing side yard setbacks of five feet in lieu of the required ten feet.

In order to comply with Critical Area law, we have requested that revised plans be submitted showing the proposed single family dwelling at least 74 feet from the shoreline of Stansbury Creek, instead of 62 feet as shown.

We have not received the updated plans as of this date, and thus, are not able to approve the petition at this time.

Please contact Mr. David C. Flowers at 494-3980 if you have any questions.

Robert W. Sheesley
Robert W. Sheesley, Director
Department of Environmental Protection
and Resource Management

RWS:DCF:tjg

Attachment

RECEIVED
AUG 19 1988
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner
DATE: November 15, 1988
FROM: Mr. Robert W. Sheesley
SUBJECT: Harrington Property - 1515 Wilson Point Road
Petition for Zoning Variance - Item #15

Subject property is located at 1515 Wilson Point Road. The site is within the Chesapeake Bay Critical Area and is classified as Limited Development Area.

The applicant has filed a petition to permit side yard setbacks of five feet in lieu of the required ten feet.

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

<COMAR 14.15.10.01 O>

The proposed development will comply with Critical Area law provided that the zoning petition is conditioned with the following requirements:

1. Two major deciduous trees or four conifer trees shall be planted and maintained on the lot. A combination of these two tree types is acceptable provided that 2,000 square feet of tree cover is provided. A major deciduous tree is estimated to cover 1,000 square feet and a conifer, 500 square feet at maturity.

89-118-A

Memo to Mr. J. Robert Haines
November 15, 1988
Page 2

2. Storm water runoff shall be directed from impervious surfaces associated with this petition to pervious areas to encourage maximum infiltration.
3. Rooftop runoff shall be directed through down-spouts and into a dry well of approved design to encourage maximum infiltration (see attached dry well design).

Upon compliance with the above requirements, this project will be approved. Please contact Mr. David C. Flowers at 887-3980 if you require additional information.

Robert W. Sheesley
Robert W. Sheesley, Director
Department of Environmental Protection
and Resource Management

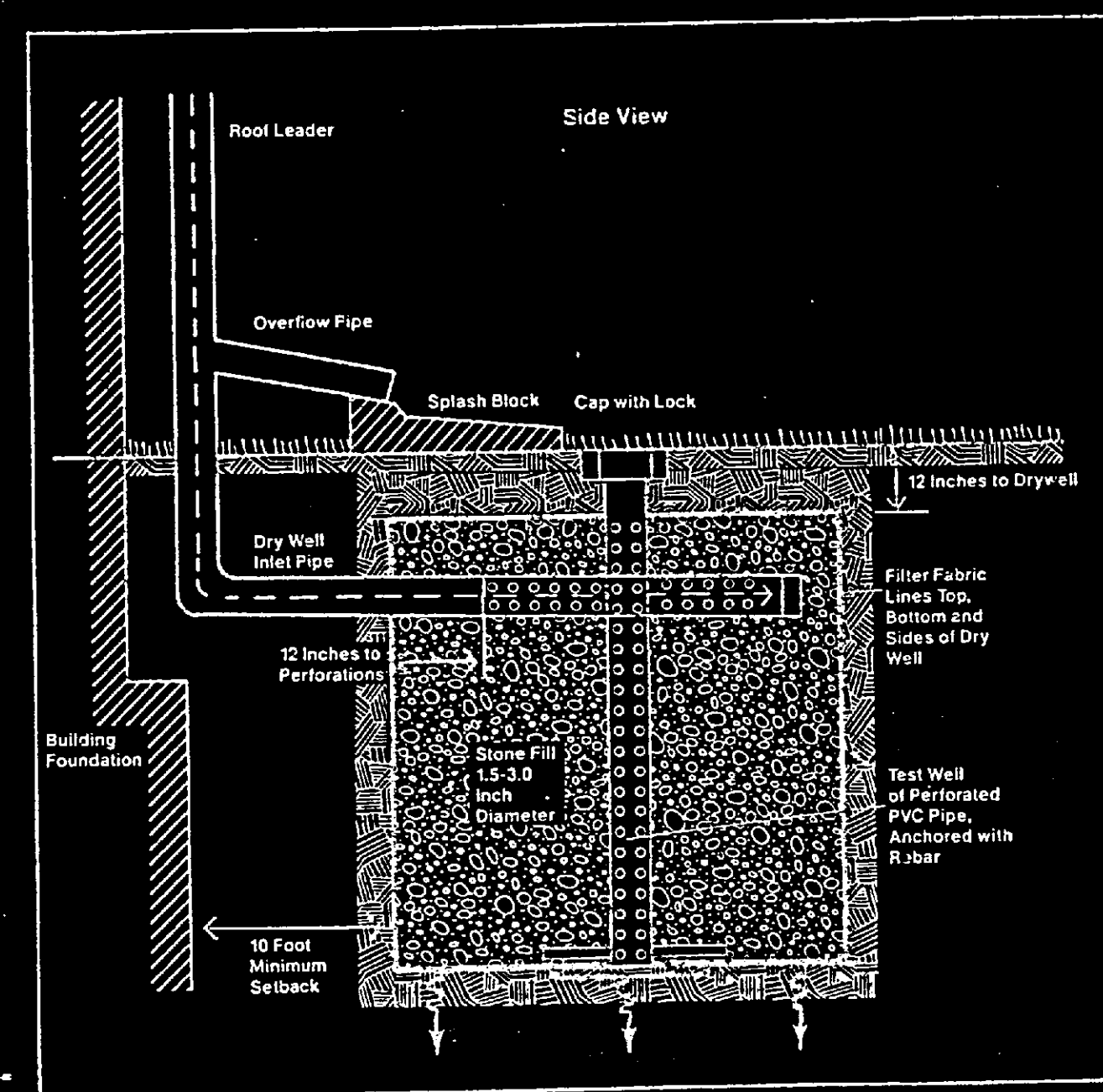
RWS:DCF:tjg

Attachment

cc: The Honorable Ronald B. Hickernell

DESIGN 4:
Dry Well Design. (Figure 5.8). Dry wells are a basic trench variation which are designed exclusively to accept rooftop runoff from residential or commercial buildings (Figure 5.8). Additional guidance on dry well design is available from Md WRA (1984). Basically, the leader from the roof is extended into an underground trench, which is situated a minimum of ten feet away from the building foundation. Rooftop gutter screens are needed to trap any particles, leaves and other debris, and must be regularly cleared.

Figure 5.8: Dry Well Design (adapted from Md WRA, 1984)



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

J. Robert Haines
Zoning Commissioner
Date: September 28, 1988
Pat Keller, Deputy Director
Office of Planning and Zoning
Russell S. Harrington, Jr.
Zoning Petition No. 89-118-A

This application should have critical areas review and findings by DEPRM (as per State law) prior to any approval.

Side yard setbacks of 10 feet should be maintained to provide for adequate on-site passage, and allow for adequate air and light. The limitations of the site should be recognized through a realistic building treatment and configuration.

PK/sf

RECEIVED
SEP 30 1988
ZONING OFFICE

cc: Mr. & Mrs. Harrington
10/3/88

OCT. 03 1988